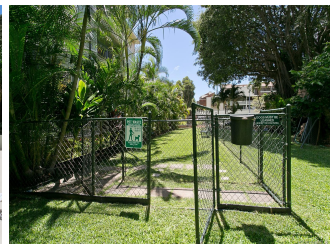


Windward Passage 322 Aoloa Street Unit 1008, Kailua 96734 * Windward Passage *

\$585,000 * Originally \$595,000

Sold Price: \$580,000	Sold Date: 09-29-2021	Sold Ratio: 99%
Beds: 1	MLS#: <u>202115585</u>, FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 737	List Date & DOM: 06-15-2021 & 71	Total Parking: 1
Land Sq. Ft.: 134,600	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$437,900
Sq. Ft. Other: 0	Tax/Year: \$152/2020	Land: \$77,400
Total Sq. Ft. 737	Neighborhood: Kailua Town	Total: \$515,300
Maint./Assoc. \$644 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Covered - 1, Garage, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Mountain	

Public Remarks: EASY to see, so contact your Realtor or the listing agent today! Start your Kailua day right while lying in bed and watching the sunrise reflect off the stunning Ko'olau Mountains! Updated 1 bedroom sits high above the hustle & bustle of Kailua Gardens yet is a short stroll from Kailua Town's array of shops, restaurants, bars, supermarkets & world-famous Kailua Beach. Unit feature include: 2 window AC Units, stackable washer dryer in the unit, walk in shower, granite counter in the bathroom and kitchen, stainless appliances, newer vinyl flooring in the living room, mirrored closet doors and more. Resort-like complex has all the desired amenities inc. tennis/pickle ball courts, gym, on-site property manager, 24 hour security, dog park, racketball court, secured parking, bike storage & so much more. The previous owner removed the bedroom wall so the unit is currently more like a studio. If preferred, the owner will replace the wall/door at closing. **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
322 Aoloa Street 1008	\$585,000	1 & 1/0	737 \$794	134,600 \$4	0	58%	10	71

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1008	\$152 \$644 \$0	\$77,400	\$437,900	\$515,300	114%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street 1008	\$580,000	09-29-2021	99%	97%	Cash

[322 Aoloa Street 1008](#) - MLS#: [202115585](#) - Original price was \$595,000 - EASY to see, so contact your Realtor or the listing agent today! Start your Kailua day right while lying in bed and watching the sunrise reflect off the stunning Ko'olau Mountains! Updated 1 bedroom sits high above the hustle & bustle of Kailua Gardens yet is a short stroll from Kailua Town's array of shops, restaurants, bars, supermarkets & world-famous Kailua Beach. Unit feature include: 2 window AC Units, stackable washer dryer in the unit, walk in shower, granite counter in the bathroom and kitchen, stainless appliances, newer vinyl flooring in the living room, mirrored closet doors and more. Resort-like complex has all the desired amenities inc. tennis/pickle ball courts, gym, on-site property manager, 24 hour security, dog park, racketball court, secured parking, bike storage & so much more. The previous owner removed the bedroom wall so the unit is currently more like a studio. If preferred, the owner will replace the wall/door at closing. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Average **Parking:** Covered - 1, Garage, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number